

OFFICIAL PROCEEDINGS OF URBAN REDEVELOPMENT BOARD OF THE CITY OF LANSING

Proceedings, June 23, 1964

The meeting was called to order at 7:30 p.m., June 23, 1964, by the Chairman, Everett Eschbach.

ROLL CALL

Present—Mrs. Boucher, Messrs. Eschbach, Griffin, Hilley, Kern, Reynolds, Rosa—7.

Absent—Mr. Ramey—1.

Minutes of the June 11, 1964, meeting were read by the Secretary, Mr. Folkers, and were unanimously approved.

Mr. Hilley, Chairman of the Committee on Condemnation Proceedings, presented its recommendations on Appraisers to the Board. After discussion and deliberation by the Board, it was moved by Hilley, supported by Reynolds, that the Urban Redevelopment Board recommend to the City Council that Herbert Streukens, Thomas Craig, Emil Gallas, William Sill and Henry Novakoski be retained as appraisers for the second appraisal in Project No. 1.

Adopted by the following vote:

Yeas: Boucher, Eschbach, Griffin, Hilley, Kern, Reynolds, and Rosa—7.

Nays: None.

The Chairman, Mr. Eschbach, acknowledged and introduced Mrs. Osteen and Mrs. Simons, representatives of the North Lansing Womens for Action Committee. A letter from the North Lansing Womens for Action Committee, signed by Mrs. J. T. Osteen, and Mrs. C. J. White, was read by the Secretary and placed on file in the Urban Redevelopment office.

The selection of a Condemnation Attorney for Project No. 1 was the next item of business. Mr. Hilley, Chairman of the Committee on Condemnation Proceedings, presented the recommendations of the Committee to the Board, which suggested the interviewing of four of the applicants. Several letter resumes from a number of

Attorneys were discussed and reviewed. After detailed and considerable discussion by the Board, it was moved by Rosa, supported by Kern that the Condemnation Proceedings Committee interview the applicants under consideration.

Adopted by the following vote:

Yeas: Boucher, Eschbach, Griffin, Hilley, Kern, Reynolds, Rosa—7.

Nays: None.

There was a meeting held in the Redevelopment Office on July 23, 1964, at 12:00 noon, Mr. Eschbach, Chairman of the Urban Redevelopment Board, Mr. Fink, Chairman of the Planning Board, Mr. Gannon, Dean of Community College, Mr. Griffin, Urban Redevelopment Board member, Mr. Milks, Councilman, and Mr. Folkers, Redevelopment Director, were present. The purpose of this meeting was to discuss site location for the Community College and the possibilities of moving to the East into the Project Area, or to the west outside of the Project Area. A Citizens Committee Report is due for release July 1, 1964, and it was the consensus of opinion of the Urban Redevelopment Board that no definite decisions or suggestions be made at this time, until the Citizens Committee Report has been reviewed. It was moved by Boucher, supported by Griffin, that a letter be written to the Board of Education from the Board of Urban Redevelopment informing them of developments taking place in the project area and to maintain communication with the Board of Education.

Adopted by the following vote:

Yeas: Boucher, Eschbach, Griffin, Hilley, Kern, Reynolds, Rosa—7.

Nays: None.

Mr. Folkers announced to the Board that arrangements had been made with Mr. Starrs of the Detroit Urban Renewal Office for the Board to tour Detroit's Urban Renewal Projects on Thursday, July 25, 1964. Mrs. Boucher secured a car from Oldsmobile for transportation and all members are to meet at Oldsmobile at 8:00 A.M.

It was moved by Mrs. Boucher, supported by Reynolds, that the Community Renewal Program Application receive the full support of the Urban Redevelopment Board.

Adopted by the following vote:

Yeas: Boucher, Eschbach, Griffin, Hilley, Kern, Reynolds, Rosa—7.

Nays: None.

Upon the recommendation of the Urban Renewal Director, it was moved by Kern, supported by Griffin, that the Board recommend to the City Council that S. M. Dix & Associates, Inc., Manufacturing and Marketing Consultants of Grand Rapids, Michigan, be retained as Irremovable Equipment Appraisers for Project No. I. A copy of S. M. Dix & Associates resume is to be reproduced and mailed to each board member.

Adopted by the following vote:

Yeas: Boucher, Eschbach, Griffin, Hilley, Kern, Reynolds, and Rosa—7.

Nays: None.

A pamphlet titled "Questions and Answers on Urban Renewal" is now being

prepared to answer basic questions concerning the urban renewal program. Draft copies are to be sent to all Board members when ready.

A discussion was held concerning re-developers who have shown an interest in the Project Area. It was moved by Griffin, supported by Reynolds, that the Redevelopment Director contact these interested parties and find out if they are interested in presenting their proposals to the Board at this time.

Adopted by the following vote:

Yeas: Boucher, Eschbach, Griffin, Hilley, Kern, Reynolds, and Rosa—7.

Nays: None.

The meeting adjourned at 10:30 P.M.

URBAN REDEVELOPMENT
BOARD

Winston E. Folkers,
Secretary.

B

OFFICIAL PROCEEDINGS OF URBAN REDEVELOPMENT BOARD OF THE CITY OF LANSING

Proceedings, July 7, 1964

July 7, 1964

7:30 P.M.

5th Floor

Redevelopment Office

City Hall

Lansing, Michigan

The meeting was called to order at 7:30 P.M., July 7, 1964, by the Chairman Everett Eschbach.

ROLL CALL

Present: Mrs. Boucher, Messrs. Eschbach, Griffin, Hilley, Kern, Ramsey, Reynolds and Rosa—8.

Absent: None.

Minutes of the June 23, 1964, meeting were read by the Secretary, Mr. Folkers and were unanimously approved.

It was moved by Kern, supported by Rosa that Mr. Eschbach be elected Chairman of the Urban Redevelopment Board for the term of one year.

Adopted by the following vote:

Unanimously.

It was moved by Kern, supported by Rosa that Mr. Griffin be elected Vice-Chairman of the Urban Redevelopment Board for the term of one year.

Adopted by the following vote:

Unanimously.

A report by Mr. Hilley, Chairman of the Committee on Condemnation Proceedings, on interviews with attorneys under consideration for the position of Assistant City Attorney for Urban Redevelopment was again discussed. Mr. Donald Reisig, City

Attorney, assisted the Board by informing them of some of the qualifications he felt were necessary to consider before selecting an Attorney. Considerable time was spent in detail discussion on this item of business. It was moved by Hilley, supported by Reynolds that the Urban Redevelopment Board recommend to the City Council that Bruce King be retained as Assistant City Attorney for Urban Redevelopment.

Adopted by the following vote:

Yeas: Boucher, Eschbach, Griffin, Hilley, Kern, Ramsey, Reynolds and Rosa—8.

Nays: None.

Mr. Folkers, Redevelopment Director, reported to the Board on the Public Hearing on Project No. 1, which is scheduled for August 10, 1964, and informed the Board of the time element and work involved in the preparation of Part II. Mr. Folkers also reported to the Board that the City Council approved their recommendation on Appraisers, at the City Council meeting on July 6, 1964.

The next item of business discussed was the proposals received from brokers for acquisition of property. Since either a staff person can be hired for this work or a broker on a fee basis, the Board directed Mr. Folkers to contact 6 other Cities in Michigan for information on how they handled acquisition so that the Board can discuss further the merits of each method.

A letter from W. Joseph Starrs, Urban Renewal Coordinator from Detroit was acknowledged and placed on file in the Redevelopment Department Office.

The meeting adjourned at 11:00 P.M.

URBAN REDEVELOPMENT BOARD.

WINSTON E. FOLKERS,
Secretary.

OFFICIAL PROCEEDINGS OF URBAN REDEVELOPMENT BOARD OF THE CITY OF LANSING

Proceedings, September 22, 1964

7:30 P.M.

Redevelopment Office
5th Floor, City Hall
Lansing, Michigan

The meeting was called to order at 7:30 P.M. by the Chairman Everett V. Eschbach.

ROLL CALL

Present: Mrs. Boucher, Messrs. Eschbach, Griffin, Hilley, Kern, Ramey, Reynolds and Rosa—8.

Absent: None.

Minutes of the August 25, 1964, meeting were unanimously approved.

A letter from Canton, Ohio, concerning malls was read and placed on file in the Redevelopment Office.

It was Moved by Kern, supported by Boucher that the Urban Redevelopment Board recommend to the City Council that a contract be entered into with the Michigan Title Company and its Lansing Office, the Ingham Abstract and Title Company, for the following services for Lansing's Urban Renewal Project No. 1:

1. Issuance of Preliminary Title Insurance Commitment.
2. Preparation of master title insurance policy.
3. Issuance of Sub-Policies for resale of parcels.
4. Escrow service for closing.

Adopted by the following vote:

Yeas: Boucher, Eschbach, Griffin, Hilley, Kern, Ramey, Reynolds and Rosa—8.

Nays: None.

Incorporation of the mall concept into the central business district was again discussed by the Board. A special meeting of the Board will be held on Tuesday, October 6, 1964, for the purpose of discussing in detail the mall concept. A representative from Vilican-Leman and Associates will make a presentation on malls at that time.

A Policy statement concerning the overall development concept is to be revised by the Director and submitted to the Board at their next regular meeting.

It was moved by Ramey, supported by Griffin that the policy for the "Basis for Sale of Urban Renewal Land" be adopted by the Board.

Adopted by the following vote:

Yeas: Boucher, Eschbach, Griffin, Hilley, Kern, Ramey, Reynolds and Rosa—8.

Nays: None.

It was moved by Kern, supported by Rosa, that a meeting be held October 1, 1964, 7:30 P.M. in the Municipal Court Room, 6th floor City Hall, with a representative of the Small Business Administration from Detroit and Businesses in the Project Area.

Adopted by the following vote:

Yeas: Boucher, Eschbach, Griffin, Hilley, Kern, Ramey, Reynolds and Rosa—8.

Nays: None.

It was moved by Rosa, supported by Griffin that when the need for an accountant arises and the necessary funds for salary are available, that a letter be submitted to the Board by the Director requesting that the position be established and evidence supporting the need for this position to be established.

Adopted by the following vote:

Yeas: Boucher, Eschbach, Griffin, Hilley, Kern, Ramey, Reynolds and Rosa—8.

Nays: None.

The meeting adjourned at 10:15 p.m.

URBAN REDEVELOPMENT BOARD,

WINSTON E. FOLKERS,
Secretary.

C

OFFICIAL PROCEEDINGS OF URBAN REDEVELOPMENT BOARD OF THE CITY OF LANSING

Proceedings, December 8, 1964

5th floor City Hall
7:30 P.M.
Redevelopment Office
Lansing, Michigan

The meeting was called to order at 7:30 p.m. by the Chairman Everett V. Eschbach.

ROLL CALL

Present: Boucher, Eschbach, Griffin, Hilley, Kern, Reynolds, Rosa—7.

Absent: Ramey—1.

Minutes of the November 24, 1964 meeting were unanimously approved.

It was moved and supported that the absence of Mr. Ramey from this meeting be excused.

Motion carried.

Since Mr. Charles Green and Mr. Bruce King were at the Board meeting to discuss their acquisition activities which are soon to begin on the Project, the Board took this up as the first item of business. Mr. Green, Real Estate Agent for Project No. 1, reported to the Board on acquisition plans and procedures and the work that had been done so far by his office. He inquired as to when the City needs occupancy, and suggested to the Board that sale price of land not be discussed at this time. There was detailed discussion by the Board and Mr. Green regarding the acquisition of property. Since concurrence for acquisition prices must still be obtained from the Federal Agency, no acquisition on any block will begin until the Board so designates. The need for continuity of acquisition activity and proper relations with property owners was emphasized. Mr. King, Assistant City Attorney for Urban Redevelopment, then pointed out his concerns, including some of the publicity on the Project, in making his job more difficult in having to carry out condemnation proceedings and convincing a jury in court.

Mr. Folkers reported to the Board that a letter from the Regional Director in Chicago accompanying the budget, stated that a Loan and Grant contract would be forwarded to the City in a few days for signing and that this contract will set forth the terms and conditions of the loan and grant.

A two week audit by the Housing and Home Finance Agency has been completed. A copy of the Findings and Reply were furnished the Board members. A copy of the Final audit report will be submitted to the City at a later date. Any item unsettled at that time will need to be settled with the Regional Office.

The Director stated that a letter has been sent to the Ingham Development Company.

The accounting position recommended by the Board for establishment within the Redevelopment Department has been approved by the City Council and the Personnel Director is not screening applicants.

Mr. Frank Nulty, appraiser from the Regional Office of the Housing and Home Finance Agency, will be in Lansing, Wednesday, November 9, 1964, to look at properties in the Project area and to provide concurrence in acquisition prices so that acquisition can begin on the first group of parcels in the Urban Renewal Area.

Mr. Folkers outlined a policy on the Procedure for Land Acquisition and presented it to the Board.

The Director reported to the Board that two items have been discussed during the past week by Mayor Bowerman, Messrs. Eschbach, Folkers, Guernsey and Hayes.

These items were:

1. Exploring the possibility of leasing of space in the City's parking ramp to a

food chain for a super-market or a service station which could logically fit into such a location and greatly assist in paying off the investment in the ramp.

2. Exploring the possibility of creating an underpass under Capitol Avenue at Michigan Avenue to provide vehicle free pedestrian access from the Capitol Development Area to City Hall, Jack Tar Hotel and the retail trade area. Mr. Hayes stated that legislators have mentioned this traffic conflict in the past and it will become a greater problem in the future with reversal of traffic since there will then be two left turn traffic movements along with increased traffic volume.

Mr. Folkers presented to the Board various facts relating to the possible extension of the alley behind the property on the West side of the 100 block of North Washington Avenue.

It was moved by Hilley, supported by Griffin that the Board of Urban Redevelopment recommend to the City Council that the Policy Covering Relationship with Realtors and Licensed Real Estate Brokers be adopted.

Adopted by the following vote:

Yeas: Boucher, Eschbach, Griffin, Hilley, Kern, Reynolds, Rosa—7.

Nays: None.

It was moved by Rosa, supported by Boucher that contract be prepared and executed with Vilcan-Leman and Associates in the amount of \$1,650, in payment for the preparation of the Project Brochure.

Adopted by the following vote:

Yeas: Boucher, Eschbach, Griffin, Hilley, Kern, Reynolds, Rosa—7.

Nays: None.

It was moved by Rosa, supported by Griffin that a policy be adopted by the Board of Urban Redevelopment requiring that the use of the Land Use and Marketability Study prepared by Larry Smith and Company shall be for those interested in redevelopment in the Urban Renewal Project and anyone using the report sign a statement to that effect.

Adopted by the following vote:

Yeas: Boucher, Eschbach, Griffin, Hilley, Kern, Reynolds, Rosa—7.

Nays: None.

Meeting adjourned at 11:20 p.m.

Urban Redevelopment Board,

WINSTON E. FOLKERS,
Secretary.

OFFICIAL PROCEEDINGS OF URBAN REDEVELOPMENT BOARD OF THE CITY OF LANSING

Proceedings, December 22, 1964

7:30 P.M.

5th floor Redevelopment Office

City Hall

Lansing, Michigan

The meeting was called to order at 7:30 P.M. by the Chairman Everett V. Eschbach.

ROLL CALL

Present: Mrs. Boucher, Messrs. Eschbach, Griffin, Ramey, Reynolds—5.

Absent: Hilley, Kern, Rosa—3.

Minutes of the December 8, 1964 meeting were unanimously approved.

It was moved and supported that the absence of Messrs. Hilley, Kern and Rosa be excused.

Motion carried.

The possibility of leasing space in the City's parking ramp to a food chain for a super-market or service station which could logically fit into such a location was again discussed by the Board. Favorable opinions were expressed by each member and Mr. Folkers was asked to explore this idea further.

Mr. Folkers, the Director discussed with the Board his meeting with Mr. Nulty of the Chicago Regional Office and the policy that is being followed before concurrence on prices of parcels is requested.

After detailed discussion by the Board, it was moved by Boucher, supported by Ramey that the request to the Federal Agency for concurrence of prices on parcels of land in Urban Renewal Project No.

1 be held in abeyance until the next special meeting of the Board.

Adopted by the following vote:

Yeas: Boucher, Eschbach, Griffin, Ramey, Reynolds—5.

Nays: None.

Mr. Eschbach selected a committee consisting of Mr. Griffin, Chairman, Mr. Reynolds and Mr. Hilley with the assistance of Mr. Folkers, the Director to investigate the time element involved concerning the assemblage of parcels for resale for a Department Store development and the supporting commercial uses on the block North of Ottawa St. This committee will report to the Board at the next meeting.

Since just prior to resale of land a second reuse appraisal is required, the Board instructed the Director to obtain proposals from appraisers for this appraisal.

A communication from the Bank of Lansing was received, read and discussed by the Board. A letter will be written to the Bank of Lansing assuring them that full consideration of their needs will be considered by the Board and that assistance wherever possible will be provided.

A letter and News items on the Main Mall Project in Tulsa, Oklahoma from Mr. Angus C. Smith, Jr., Promotion Director of Downtown Tulsa Unlimited, Inc., was read and placed on file in the Department Office.

Meeting adjourned at 9:30 p.m.

URBAN REDEVELOPMENT BOARD.

WINSTON E. FOLKERS,
Secretary.

B